



ZONING HEARING
COMMUNITY ZONING APPEALS BOARD - 10
TUESDAY, DECEMBER 8, 2009 - 6:30 p.m.
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 AVENUE, MIAM, FLORIDA

THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

1. CARLOS AND NILDA TORRENTS (06-360)

Location: 2631 SW 97 Avenue, Miami-Dade County, Florida. (7,816 sq. ft.)

The applicants are requesting a zone change from single-family residential district to semi-professional office district, to permit less lot area, and a two-way drive with less width than required, on this site. Additionally, the applicants are requesting to permit a building with setbacks to be less than required from property lines, and to permit accompanying request, on this site.

2. BIRD BOWL INVESTMENT (08-88)

Location: 9227 Bird Road, Miami-Dade County, Florida. (6.9 Acres)

The applicant is requesting a modification of a previous resolution(s) to allow the applicant to submit a new site plan that shows a reconfiguration of the parking areas and driveways.

Additionally, the applicant is requesting to permit a commercial building setback to be less than required from property line, to permit less parking spaces and less spacing between buildings than required, and to permit accompanying requests, on this site.

3. MAURO & FERNANDA ABREU (08-224)

Location: 8275 SW 47 Terrace, Miami-Dade County, Florida. (75' X 100')

The applicants are requesting to permit a utility shed and a pool equipment shed setbacks to be less than required from property lines, on this site.

4. GEORGE HURTADO (09-85)

Location: 3231 SW 107 Avenue, Miami-Dade County, Florida. (75' x 105')

The applicant is requesting a modification of a condition of a previously approved resolution to allow the applicant to submit a new site plan showing a child care center in lieu of a previously approved office building. Additionally, the applicant is requesting to permit a 2-way drive with less width than required, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-1244 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.